

**CITY OF LAS VEGAS
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)
Tuesday, June 6, 2006
12:00 PM
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101**

ANNOTATED MINUTES

Members Present

Sam C. Dunnam
David Steiman
Ronni Council
Andrea Allred

Members Excused

Jeff Gale

Members Absent

Citizens

David Esajian (Ad Art Sign Company)
Kyle Reath (GNV Group)

City Staff

Yorgo Kagafas
Nora Lares

ANNOUNCEMENT: OPEN MEETING LAW/CALL TO ORDER

The meeting was called to order at 12:04 p.m. by David Steinman. This meeting has been properly noticed in accordance with the Open Meeting Law.

ITEM 1: APPROVAL OF APRIL 4, 2006 MINUTES BY REFERENCE

Sam Dunnam made a motion to accept the April 4, 2006 minutes; Ronni Council seconded the motion, motion APPROVED.

ITEM 2: ARC-13764 - MAJOR MODIFICATION TO A MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: MONTICITO MARKETPLACE, LLC - REQUEST FOR A MAJOR MODIFICATION TO AN APPROVED MASTER SIGN PLAN (CHR-0019-05), TO ADD AN ADDITIONAL 24' PYLON SIGN AND AN ARRIVAL STATEMENT WALL SIGN ADJACENT TO THE EAST SIDE OF DURANGO DRIVE, APPROXIMATELY 1200 FEET SOUTH OF ELKHORN ROAD (APN 125-20-510-019), PD (PLANNED DEVELOPMENT) ZONE, WARD 6 (ROSS).

David Steinman opened the item for discussion. Back-up information and staff recommendation was presented to the committee by Yorgo Kagafas. City Staff is recommending DENIAL noting two reasons for such recommendation: 1. the current request is almost similar to what was originally proposed and addressed by this committee a year ago and 2. the Town Center Standards would be exceeded by the request. It was also noted that the applicant did not comply with the request of providing a "detailed" Justification Letter.

There was discussion between committee members and applicant's representatives (Mr. Kyle Reath from GNV Group and Mr. David Esajian from Ad Art Sign Company).

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It was specified by Yorgo Kagafas that the committee is here to consider the applicant's request for a 24-foot Pylon sign for the east side of Durango (where Town Center Standards allow one per street frontage) and two additional monument signs, noting that the entry feature is considered a monument sign under the Town Center Standards.

City staff noted that five (5) monument signs have already been approved in the Master Sign Plan and one of those signs was moved to be an entry feature but is still part of the already approved 5 monument signs. The applicant is requesting two additional, one regular/traditional monument sign and one which would be an entry feature, but under the code, considered a monument sign. The 24-foot Pylon sign that's being requested would be replacing an 8-foot monument sign already approved and placed on Durango Drive where there is one, already existing, Pylon Sign.

It was further clarified by David Steinman that the request, as is, would make a total of six (6) 8-foot monument signs and not seven (7) since one would be taken out and replaced by the 24-foot Pylon sign. The committee is considering whether they should allow six (6) monuments and two (2) pylons, noting that both requests are above the allowable.

The applicant justifies the request as a means to provide signage for the rear businesses. City Staff notes that no such justification was provided in the justification letter submitted other than that Phase I was already completed and that they would like to add this to Phase II.

The committee notes that providing signage for the rear businesses had already been discussed in the prior meeting and that it was accorded that there wouldn't be any type of identification for the tenants on the back of the center.

Both applicant's representatives state for the record that neither one of them were present at the prior meeting and were not part or aware of the prior discussion.

Ronni Council makes a motion to approve two (2) 8-foot high Monument Signs, including an Arrival Sign to be located at corner of Dorrell Lane and Durango Drive and an 8-foot Monument Sign to be located approximately 500' north of Dorrell Lane at the main entrance on Durango Drive. Andrea Allred seconded the motion. Motion APPROVED (2:1). This motion is subject to the following amended conditions of approval:

1. Conformance to the sign elevations and documentation as submitted and date stamped May 23, 2006 in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. Waiver from the Town Center Development Standards to allow for six monument signs where five is the maximum permitted per frontage.
4. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

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The committee recommends denial of the second 24' Pylon Sign on Durango. Andrea Allred moves the motion to deny the 24' Pylon Sign. Ronni Council seconds the motion. Motion APPROVED (2:1).

The committee advises the applicant that they have the right to appeal the decision in writing within 10 days with the City Clerk's office.

ITEM 3: REVIEW AND COMMENT ON THE PROPOSED REVISIONS TO THE TOWN CENTER DEVELOPMENT SIGN STANDARDS

David Steinman opens up the item for discussion. Yorgo Kagafas specifies that this item is only for review and comment. No action will take place. A copy of the draft revised Town Center Standards was provided to each committee member to review. The committee is only reviewing the Sign portion of the Town Center Development Standards. Some of the items that are being emphasized in the proposed changes are that "no exposed neon" is permitted and "no reader boards" which is currently not addressed in the Town Center Standards. The committee is advised that if they have any comment in regards to the proposed changes they may contact James Marshall at the Planning & Development Department. It was also noted that the Town Center Standards are not changing they are just being clarified and put in a more reader friendly version. The Planning Commission and City Council will be considering the document and there will be public meetings prior to the official meetings.

ITEM 4: CITIZENS PARTICIPATION

None.

ITEM 4: SET NEXT MEETING DATE/ADJOURNMENT

Ronni Council moves to adjourn the meeting at 12:50 p.m. seconded by Andrea Allred. David Steinman adjourned the meeting at 12:50 p.m. There are currently no items to be heard by the Centennial Hills Architectural Review Committee therefore no meeting date is set for July 2006.